

**1. Review of Christopher & Virginia McMahon, 136 Woodstock Rd (Map 5167, Block 11, Lots 38 & 15C) – Equestrian Academy**

**Site Conditions:**

- Current land use: approximately 50% of the two parcels combined are in agricultural use.
- Approximately 60% of the two parcels are comprised of Prime Agricultural Soil
- Muddy Brook, a tributary to Roseland Lake and Little River, flows near the northern border of this property. The land drains to Muddy Brook.
- Surrounding land use: The property is bordered by undeveloped parcels.
- Muddy Brook is currently not meeting water quality standards for recreational use due failure to meet E. coli concentration limits.
- Roseland Lake is not meeting Connecticut water quality standards for recreation due to excess nutrients. Blue green algae blooms in summer may contain biotoxins that are hazardous to humans and potentially fatal to dogs
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**Conservation Priorities:**

- Preserve the agricultural potential of the agricultural soils
- This parcel is located in the Little River watershed; The Little River watershed is a public drinking water supply watershed area.
- Prevent further degradation of the water quality of Muddy Brook and Roseland Lake by use of farming Best Management Practices

**Recommendations:**

- Under the definition of agriculture in Connecticut, horses are considered livestock, and the raising, shearing, feeding, caring for, training and management of livestock, including horses, is considered an agricultural activity. The Woodstock Conservation Commission views this project as compatible with A Plan of Open Space and Conservation.
- We recommend the property owner work with local conservation officials, such as the Eastern Connecticut Conservation District, to develop a manure management plan that will contain manure in a covered location. The manure management plan should include;
  - o proper placement of manure storage areas/ manure composting facilities away from the path of any storm water runoff
  - o Roof gutters on barns should be used to direct roof storm water runoff away from manure contaminated areas.
- Muddy Brook should be protected from storm water runoff by maintaining a minimum 100 foot riparian buffer to slow down and soak in storm water runoff.
- Horses should be kept from the brook by use of exclusionary fencing.
- Any trail networks developed on the land should avoid areas with highly erodible soils.
- Additional Best Management Practice information is available from:

[http://nerc.org/documents/manure\\_management/manure\\_management\\_handbook.pdf](http://nerc.org/documents/manure_management/manure_management_handbook.pdf)

Good Horse Keeping; Best Practices Manual for Protecting the Environment 2011  
<http://conservect.org/LinkClick.aspx?fileticket=tRYXFSXr43g%3d&tabid=267>

Disclaimer: Any recommendations made by the Conservation Commission are advisory in nature only and are not guaranteed to be accepted by the Planning and Zoning Commission during their review of the same property. Development Review Committee meeting minutes are not official until reviewed and accepted at the next full meeting on the Woodstock Conservation Commission.

Minutes respectfully submitted by: Jean Pillo.